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#### **Colliers International**

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### Sales Price:

Contact agent for details

## Highlights:

- Hwy 99 redevelopment opportunity
- Ideal location for QSR, Gas Station, Car Wash facilities
- Strategically situated for accessibility and high traffic visibility.
- Boasts impressive 700 ft of freeway frontage
- Additional 325 ft of frontage on Olive Dr
- Fully leased
- Zoned: M-2

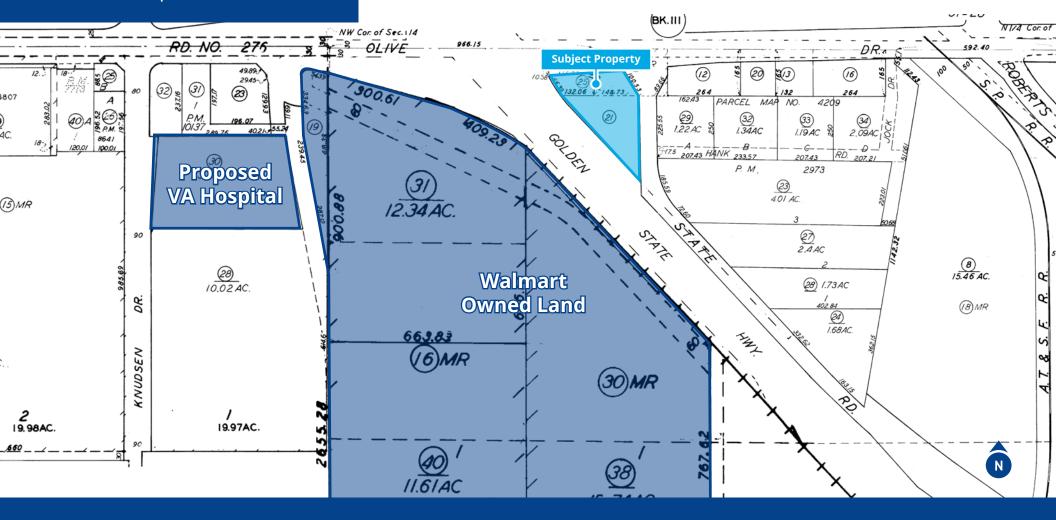
## Available:

+/- 9,100 SF situated on +/- 1.62 Acres

The subject property is located off of Hwy 99. This redevelopment/investment opportunity consists of 9,100 square feet situated on a 1.62 acre parcel. The property is strategically positioned for accessibility while providing an ideal location for QSR, Gas Station, Car Wash facilities and more.

Income/expenses provided upon inquiry

# APN Map



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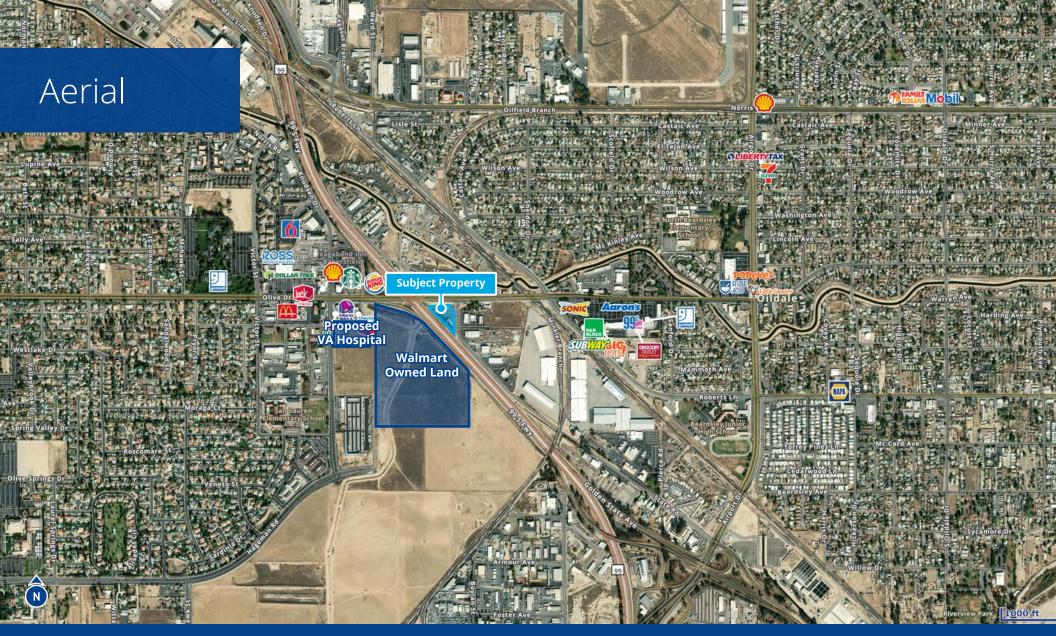
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#### **Population**

1 Mile: 8,945 3 Mile: 70,589

5 Mile: 217,935



#### **Daytime Population**

1 Mile: 11,572 3 Mile: 108,946 5 Mile: 268,101



#### **Median Age**

1 Mile: 36.3 3 Mile: 35.0 5 Mile: 33.4



#### **Businesses**

1 Mile: 362 3 Mile: 4,949 5 Mile: 11,397



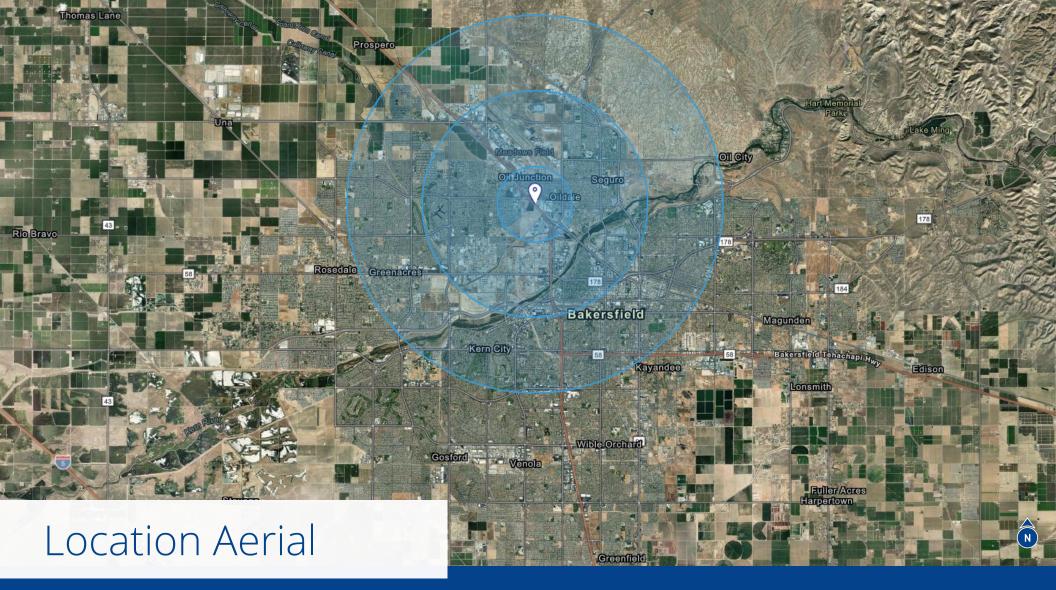
#### **Average HH Income**

1 Mile: \$60,722 3 Mile: \$77,033 5 Mile: \$82,697



#### Households

1 Mile: 3,276 3 Mile: 25,989 5 Mile: 74,687



# Demographics



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